

020.A

0004

0409.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

409,300 / 409,300

USE VALUE:

409,300 / 409,300

ASSESSED:

409,300 / 409,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
34		HAMILTON RD, ARLINGTON	

OWNERSHIP

Unit #: 409

Owner 1: KLEPPNER PAUL S

Owner 2: MUI LINDA P

Owner 3:

Street 1: 213 FOLLEN ROAD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: JOHNSON JAMES R & ADELINE -

Owner 2: LIFE ESTATE -

Street 1: 34 HAMILTON ROAD #409

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	409,300			409,300			
Total Card		0.000	409,300			409,300	Entered Lot Size		
Total Parcel		0.000	409,300			409,300	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	442.01	/Parcel: 442.0	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	397,600	0	.	.	397,600	397,600 Year End Roll
2019	102	FV	372,400	0	.	.	372,400	372,400 Year End Roll
2018	102	FV	333,400	0	.	.	333,400	333,400 Year End Roll
2017	102	FV	310,000	0	.	.	310,000	310,000 Year End Roll
2016	102	FV	310,000	0	.	.	310,000	310,000 Year End
2015	102	FV	290,200	0	.	.	290,200	290,200 Year End Roll
2014	102	FV	278,900	0	.	.	278,900	278,900 Year End Roll
2013	102	FV	278,900	0	.	.	278,900	278,900

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON JAMES R		53684-145		10/16/2009		324,500	No	No		
JOHNSON JAMES		29451-394		12/1/1998	Family		No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2010	2435	Redo Kit	17,000					
12/16/2009	1257	Redo Bat	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK; 20735 PG; 465, Building Number 34.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 7	- Brick			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 4	- Flat			OTHER FEATURES														
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Very Good													
Color: BRICK				A Kits:	Rating:													
View / Desir: W10 - WATER 10				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1985	Eff Yr Blt:				Location: C	- Corner View												
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G12	Fact: .			Floor: 4	- 4th Floor													
Const Mod:				% Own: 0.441900015														
Lump Sum Adj:				Name: 34 - 6049														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	18. %			Exterior:	No Unit			RMS	BRs	Baths	HB			
Prim Int Wall: 2	- Plaster			Functional:				Interior:	1			4	2	0				
Sec Int Wall:				Economic:				Additions:										
Partition: T	- Typical			Special:				Kitchen:										
Prim Floors: 4	- Carpet			Override:				Baths:										
Sec Floors:				Total:	18.4 %			Plumbing:										
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:										
Subfloor:				COMPARABLE SALES				Heating:										
Bsmnt Gar:				Basic \$ / SQ: 320.00				General:										
Electric: 3	- Typical			Size Adj.: 1.14794815				SUB AREA				SUB AREA DETAIL						
Insulation: 2	- Typical			Const Adj.: 1.12058103				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type		
Int vs Ext: S				Adj \$ / SQ: 411.638				GLA	Gross Liv Ar	926	411.640	381,177						
Heat Fuel: 1	- Oil			Other Features: 36824				NET SKETCHED AREA										
Heat Type: 3	- Forced H/W			Grade Factor: 1.00				Net Sketched Area:	926	Total:	381,177							
# Heat Sys: 1				NBHD Inf: 1.20000005				Size Ad	926	Gross Are	926	FinArea	926					
% Heated: 100				NBHD Mod:				IMAGE				AssessPro Patriot Properties, Inc						
Solar HW: NO	Central Vac: NO				LUC Factor: 1.00													
% Com Wall:	% Sprinkled:				Adj Total: 501601													
MOBILE HOME				Depreciation: 92295				Juris. Factor: 1.00	Before Depr: 493.97									
				Depreciated Total: 409307				Special Features: 0	Val/Su Net: 442.01									
								Final Total: 409300	Val/Su SzAd: 442.01									
SPEC FEATURES/YARD ITEMS								PARCEL ID 020.A-0004-0409.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:									